

An Overview of Blackford County's 2011 Annual Trending

April 29, 2011

The following steps were taken to conduct the 2011 annual trending in Blackford County:

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in Blackford County were completely re-examined and, where necessary, re-delineated for annual trending in 2011.

Step 2: Calculation of New Land Values

New land values were calculated for 2011 and in only limited circumstances did sales warrant new land values for 2011. For residential property, small adjustments may have been made based on sales, but the market adjustment factor was the primary means of updating residential property values. For commercial and industrial properties, land values generally stayed consistent between January 1, 2008 and March 1, 2011. Some market areas or some use types warranted influence factors; these factors were reviewed and adjusted accordingly.

Step 3: Calculation of New Residential Factors & Residential Studies

Per 50 IAC 14, a preliminary ratio study was conducted for vacant and improved residential at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of Blackford County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required. This resulted in the calculation of new neighborhood factors.

With regard to rental homes, the county has assembled a detailed income and expense data base that has allowed for the calculation of market rents, expenses, capitalization rates, and gross rent multipliers. This database is the primary method of valuing all rental homes, and in some cases larger apartment complexes.

Step 4: Updated Commercial & Industrial Improvement Values

Nexus Group 2011 cost tables were implemented in Blackford County for 2011 trending. These costs are essentially our 2008 costs with 4 exceptions which include: dining lounges, mobile home parks, banks, and special use commercial properties. These 4 property types experienced a positive change in value. Additionally, the depreciation year was also updated to 3/1/2011. This depreciation change resulted in value changes for commercial and industrial parcels that are not maximized on depreciation at 80%. Additionally, reassessment and other field work have potentially changed the value of individual parcels.

For improved residential property, in all most townships, it was determined to get an adequate sample size sales for 2008, through March 1, 2011 were used. In some townships 2007 sales had to be used to get an adequate sample size. (Washington and Jackson 2007)

Sales occurring outside of the prescribed time frame were time adjusted. The time adjustment is show at the top of each worksheet it was needed. The time adjustment factor used for Blackford County was obtained from <http://www.bestplaces.net/county/indiana/blackford>. "Home appreciation the last year has been -0.71 percent."

Jackson Township was completely reassessed. All parcels were site visited and the grade, condition, measurements etc were completely reevaluated. Land was also recalculated using the GIS system. Due to the changes in grades, conditions, effective ages, and destroyed/added property the changes per property were not uniform. The median percentage change for sold property in Jackson Twp. was 3.94%. The median percent change for unsold property was 0%. As can be seen below, the reassessment of the township caused the changes to be inconsistent. Also, when applicable, parcels were combined, thus causing an increase in land value from one year to the next. This would skew the percentage of change from year to year. Breaking it down to the neighborhood level the percentages are as follows:

	<i>Sold</i>	<i>Unsold</i>	<i>Change in Negh Factor</i>
<i>2501</i>	<i>3.94%</i>	<i>-.61%</i>	<i>+1%</i>
<i>2502</i>	<i>15.13%</i>	<i>4.28%</i>	<i>0%</i>
<i>7501</i>	<i>-.55%</i>	<i>2.89%</i>	<i>+1%</i>

For vacant residential to obtain an adequate sample size sales for 2011 to 2006 were used. This varied by township. Every attempt was made to limit the number of years used.

For Vacant Commercial sales for 2006 through 2011 were used this did not yield an adequate sample size. Only one valid commercial sales was found.

For Improved Commercial sales for 2006 through 2011 were used to obtain adequate an sample size in Harrison Township. Sales for 2007 through 2011 were used to obtain an adequate sample size in Licking Township.

Sales from 2006 through 2011 were used to obtain a sample for Vacant Industrial properties. This yielded no valid sales.

Sales for 2006 through 2011 were used to obtain a sample for Improved Industrial. This yielded only 3 valid sales.

Multi-Parcels sales are noted with comments.

Where necessary, comments were made when special circumstances were present.